

# ECONOMIC AND URBAN DEVELOPMENT PROJECTS



Fiscal Year **2017**  
(July 1, 2016 - June 30, 2017)





## **ABOUT THE CITY OF LAS VEGAS ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT**

The Economic and Urban Development Department (EUD) creates, coordinates and encourages new development and redevelopment throughout our city. The EUD works with the Las Vegas Redevelopment Agency (RDA) on day-to-day operations, economic development, job creation and long-term strategic goals.

The agency is an accredited member of the International Economic Development Council.



Photo by Ryan Reason

## Las Vegas by the Numbers

### FY 2017 DOWNTOWN PROJECTS COMPLETED

- 1112 CONSTRUCTION WORKERS EMPLOYED\*
- 2880 PERMANENT JOBS CREATED
- 107 PERMANENT JOBS RETAINED
- \$189+ MILLION PROJECT VALUE/ COST
- 29 PROJECTS

### FY 2017 DOWNTOWN PROJECTS UNDER CONSTRUCTION

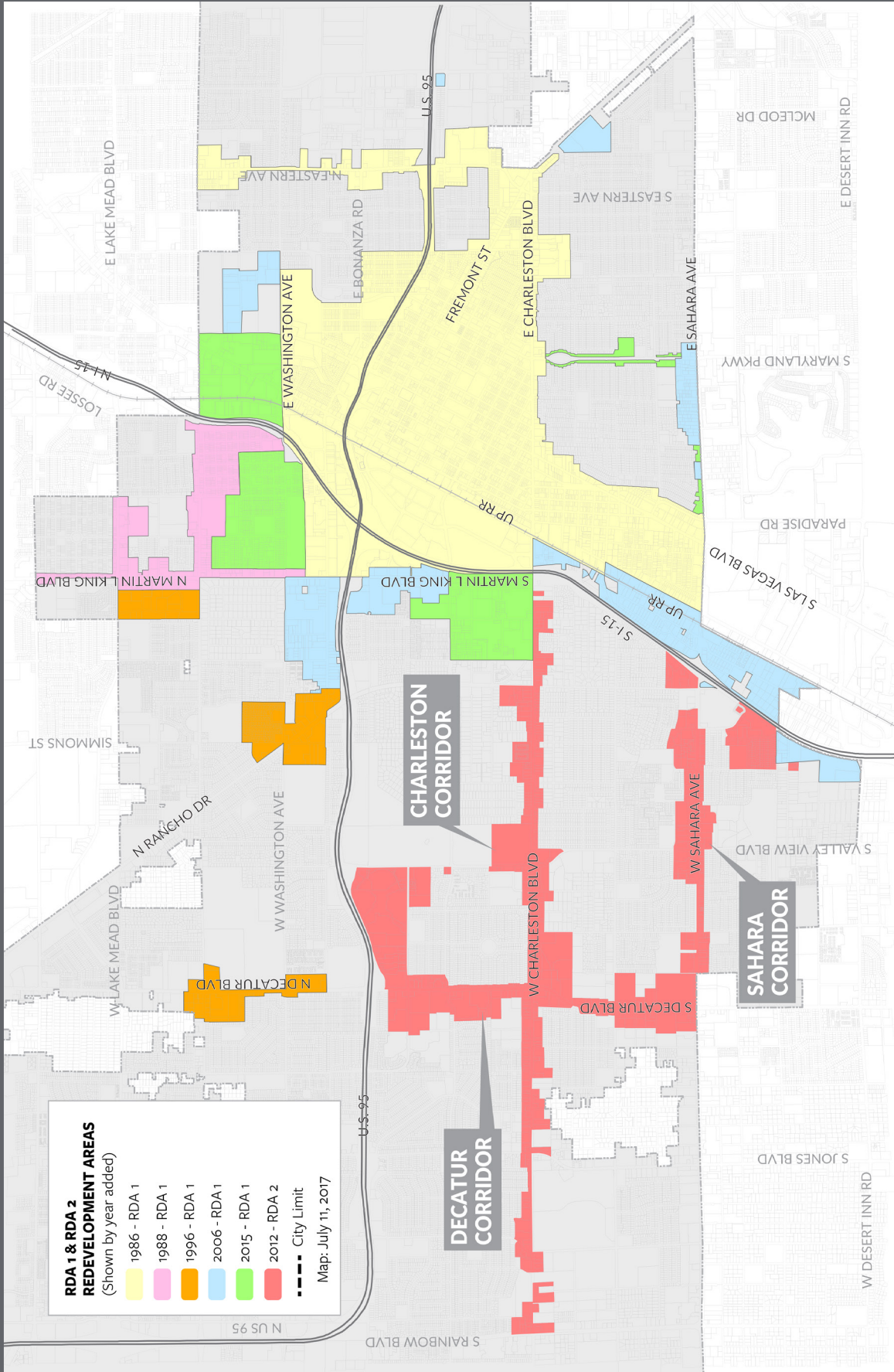
- 715 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
- 395 PERMANENT JOBS TO BE CREATED
- 12 PERMANENT JOBS RETAINED
- \$119+ MILLION PROJECT VALUE/ COST
- 16 PROJECTS

### PLANNED DOWNTOWN PROJECTS

- \$3 BILLION PROJECT VALUE/COST ESTIMATED FOR MULTIPLE PROJECTS IN NEWLY EXPANDED LAS VEGAS MEDICAL DISTRICT

*\* Peak employment  
Sources: Project developers*





## RDA 1 & RDA 2 | REDEVELOPMENT AREAS

- Redevelopment Area 1 includes downtown Las Vegas east of I-15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors. In December 2015, the Las Vegas City Council approved expanding this Redevelopment Area to include the Las Vegas Medical District, the Maryland Parkway area from Sahara Avenue to Charleston Boulevard, and the Historic Westside community.
- Redevelopment Area 2 covers Sahara Avenue from I-15 to Decatur Boulevard, Charleston Boulevard from Rancho Drive to Rainbow Boulevard, and Decatur Boulevard from Sahara Avenue to U.S. 95.

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Rendering courtesy of Dignity Health



Rendering courtesy of UNLV School of Medicine



Rendering courtesy of Blind Center

# AQUARIUS PLAZA

**Address:** 300, 320 & 330 E. Charleston Ave.

**Type:** Business center office and some retail space

**Developer:** 305 Las Vegas, LLC

**Size:** Building 300 is 18,790 sq. ft.,

Building 320 is 8,526 sq. ft. and

Building 330 is 22,288 sq. ft.

Offers a combined 30+ spaces

**Status:** Completed renovations near the end of 2016

**Construction Jobs Generated:** 24

**Permanent Jobs Generated:** 30 fulltime and

20 part-time

**Total Project Cost:** \$126,300

**City Investment:** \$25,000 in matching Visual Improvement Program grant money

**Website:** [facebook.com/pages/Aquarius-Plaza/263956987117668](https://facebook.com/pages/Aquarius-Plaza/263956987117668)

**Description:** Recently renovated buildings 320 and 330. Exterior improvements included painting, landscaping, new windows, parking lot repairs, and new gates and fencing. Interior improvements were also made. Interior improvements included new flooring, carpeting, tile, window treatments and new elevators.



Photo courtesy of 305 Las Vegas, LLC

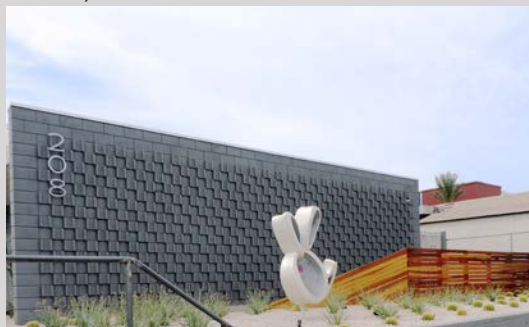
# ARCHITECT STUDIO LLC

Before



Photos by June Johns

After



**Address:** 408 S. Maryland Parkway

**Type:** Architects

**Developer:** Mr. Pickles, LLC

**Size:** 3,287 sq. ft.

**Status:** Construction and improvements completed June 2017

**Construction Jobs Generated:** 20

**Permanent Jobs Generated:** 8.5 (retained)

**Total Project Cost:** \$365,000

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** [studiobunnyfish.com](http://studiobunnyfish.com)

**Description:** Completely renovated and overhauled a severely rundown building, which now houses an architectural firm.

## ATOMIC KITCHEN & BAR

**Address:** 927 Fremont St.

**Type:** Restaurant & bar

**Developer:** Trinity Haven Development

**Size:** 3,819 sq. ft.

**Status:** Opened January 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 35

**Total Project Cost:** \$545,000

**City Investment:** N/A

**Website:** [atomic.vegas/the-kitchen](http://atomic.vegas/the-kitchen)

**Description:** A formerly abandoned automotive garage constructed in 1946 underwent an adaptive reuse, which converted it into the currently existing restaurant and bar. Owners note the new design is respectful of the building's mid-century history and that they made use of existing materials when possible. The new restaurant and bar is located next-door to iconic Atomic Liquors.



## CHARLESTON APARTMENTS



**Address:** Northeast corner of Third Street and Charleston Boulevard

**Type:** Residential

**Developer:** Big Block Partners LLC

**Size:** 48 units, 3 stories, 500 sq. ft. of ground-level retail

**Status:** Estimated completion later in 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$1 million

**City Investment:** N/A

**Website:** N/A

**Description:** The former Mona Lisa apartments at this location were torn down to make way for this new complex comprised of 48 one- and two-bedroom rental units with courtyard amenities.



# CITY FURNITURE

**Address:** 513 S. Decatur Blvd. (RDA 2)

**Type:** Retail

**Developer:** Henry A. Gozzarelli

**Size:** 1,596 sq. ft.

**Status:** Completed renovations in spring 2017

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 1 (Retained)

**Total Project Cost:** \$52,900

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Refurbishment of furniture building's exterior. Work included new façade, updated signage and improved windows and doors.



Before

Photos courtesy of City Furniture



After

# (THE) CORNER



Courtesy of MAKE Design Architecture

**Address:** 1201 S. Main St.

**Type:** Mixed-use

**Developer:** Main Street Investments

**Size:** 11,000 sq. ft.

**Status:** Groundbreaking held on June 2, 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$1 million

**City Investment:** \$25,000 through the Downtown Business Assistance Program

**Website:** N/A

**Description:** The Corner will include units ranging from 700 square feet to 5,000 square feet. The complex is located at the corner of Main and California Streets. Tenants include Bar Works, which offers affordable, shared work space.

# CORNISH PASTY COMPANY

**Address:** 10 E. Charleston Blvd.

**Type:** Restaurant

**Developer:** John Bender & Richard Blankley

**Size:** 7,500 sq. ft.

**Status:** Opened in fall 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 31

**Total Project Cost:** \$275,000

**City Investment:** \$25,000 in Downtown Business Assistance Program grant funds for converting and renovating the interior.

**Website:** [cornishpastyco.com](http://cornishpastyco.com)

**Description:** Situated in the Las Vegas Arts District, this new downtown addition offers English pub-style food, as well as a full-service bar. Cornish pasties originated in England in the 1200s. They are filled with meat and vegetables such as steak, potatoes and onions, which are covered in crust. This is the fourth location for this company, which owns and operates other restaurants in Tempe, Scottsdale and Mesa, Arizona.



# CROSSHILL 1, LLC



**Address:** 500 S. Fourth St.

**Type:** Law offices

**Developer:** Crosshill 1, LLC

**Size:** 8,379 sq. ft.

**Status:** Completed renovations in late 2016

**Construction Jobs Generated:** 35

**Permanent Jobs Generated:** 41.5 retained

**Total Project Cost:** \$203,340

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** [edberstein.com](http://edberstein.com)

**Description:** Major exterior improvements made to downtown law offices.



# CURACAO

**Address:** Meadows Mall  
4300 Meadows Lane

**Type:** Department store

**Developer:** ADIR International, LLC

**Size:** 100,000 sq. ft.

**Status:** Opened Oct. 1, 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 150

**Total Project Cost:** \$500,000

**City Investment:** N/A

**Website:** [icuracao.com](http://icuracao.com)



Photo courtesy of General Growth Properties

**Description:** New anchor store located on lower level of Meadows Mall in the former Dillard's space. Curacao sells electronics, appliances, furniture, home décor, items for children and babies, jewelry and watches, eyewear, handbags, fragrance and beauty products, and more. Popular brands offered include Apple, Samsung, Sony, Microsoft, Xbox, Michael Kors, RayBan and Shiseido. This is the company's first store in Nevada and will be the twelfth for the Los Angeles-based operation, which has other operations throughout California and Arizona.

# DIGNITY HEALTH- ST. ROSE DOMINICAN, SAHARA CAMPUS



Rendering courtesy of Dignity Health

**Address:** 4980 W. Sahara Ave.

**Type:** Neighborhood hospital, medical office building, health care

**Developer:** Dignity Health/Emerus

**Size:** 38,658 sq. ft.

**Status:** Anticipate opening in fall 2017

**Construction Jobs Generated:** 100 (estimated)

**Permanent Jobs Generated:** 50 (hospital only, does not include ER physicians and inpatient hospitalist physicians)

**Total Project Cost:** \$8.7 million

**City Investment:** N/A

**Website:** [strosehospital.org](http://strosehospital.org)

**Description:** Neighborhood hospital which includes a full-size emergency department, imaging, lab, 16 inpatient beds/16 ER treatment bays, medical office building with Dignity Health Medical Group Nevada location, wellness center and other physicians.

# EAST LAS VEGAS LIBRARY

**Address:** Bonanza Road and E. 28th Street, East Las Vegas

**Type:** Public library branch

**Developer:** Library District Foundation

**Size:** 40,000 sq. ft.

**Status:** Groundbreaking set for Nov. 2, 2017.

Opening planned for 2019

**Construction Jobs Generated:** 400

**Permanent Jobs Generated:** 10.5

**Total Project Cost:** \$30 million

**City Investment:** Land swap with city providing six-acre parcel to build library on in exchange for former 111,400-square-foot library building at 833 Las Vegas Blvd. North. Also obtained federally funded gap financing called New Markets Tax Credits through city's assistance.

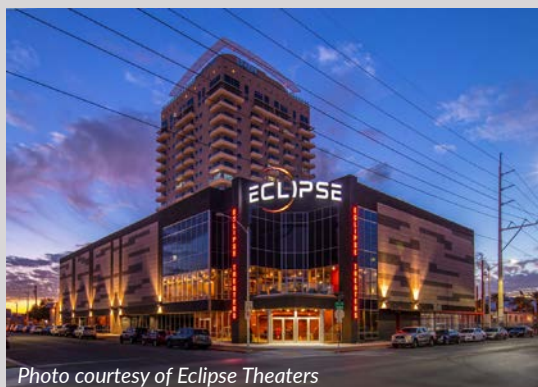
**Website:** [lvcld.org](http://lvcld.org)

**Description:** Construction of a new library branch building in a more accessible location for those living in East Las Vegas. Library offerings will include a 300-seat events venue, English language classes, Workforce Connections job search assistance, and culinary and nutrition programs. Free access to Wi-Fi, computers and printers will also be supplied.



*Rendering courtesy of Library District Foundation*

# ECLIPSE THEATERS



*Photo courtesy of Eclipse Theaters*

**Address:** 814 S. Third St.

**Type:** Theater & entertainment complex

**Developer:** Eclipse Theater LV LLC (Nic Steele)

**Size:** 72,000 sq. ft.

**Status:** Opened late 2016

**Construction Jobs Generated:** 400

**Permanent Jobs Generated:** 150

**Total Project Cost:** \$21 million

**City of Las Vegas Investment:** N/A

**Website:** <http://eclipsetheaters.com/>

**Description:** Offering an entire day or evening of fun in one stop, the Eclipse entertainment complex opened in the late fall of 2016 in downtown Las Vegas. Located on the southwest corner of Gass Avenue and Third Street near Newport Lofts, the 72,000-square-foot complex features two restaurants, an ultra-lounge, two bars, eight movie theaters and five state-of-the-art golf simulators – all in one three-story location. The top level is available for private events. Parking will be supplied on half of the building's first floor and via nearby surface parking lots; valet service is also provided.



# EUREKA!

**Address:** 520 Fremont St.

**Type:** Restaurant

**Developer:** Eureka Restaurant Group

**Size:** 4,200 sq. ft. with 600 sq. ft. of patio seating

**Status:** Projected to open in early 2018

**Construction Jobs Generated:** 30

**Permanent Jobs Generated:** 80

**Total Project Cost:** \$1.8 million

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** [eurekarestaurantgroup.com](http://eurekarestaurantgroup.com)

**Description:** Promotes operation as the “anti-chain chain,” as all of their restaurants emphasize using local designers, employees and products. Menu consists of mid-priced American classics “with a twist.” Company prefers opening restaurants in college towns, tech areas and gentrified neighborhoods. They currently operate over 20 other restaurants in western locations such as California, Idaho, Washington and Texas. Eureka is operating out of the space formerly occupied by The Beat Coffee house, which closed on Sept. 30, 2016, having operated under a temporary lease negotiated with the El Cortez for a number of years.



## FERGUSONS MOTEL CONVERSION

Before



**Address:** 1028 E. Fremont St.

**Type:** Mixed-use

**Developer:** Downtown Project

**Size:** 50,768 sq. ft.; 69 rooms

**Status:** Expected move-in during 2017/2018

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$5.5 million

**City Investment:** N/A

**Website:** [downtownproject.com](http://downtownproject.com)

**Description:** Originally built in 1960, this motel complex is being redeveloped as a mixed-use project featuring residences, as well as retail and office space. Plans are to include other functions, including artist work areas.

After



## FREMONT9

**Address:** Corner of Fremont & Ninth Streets

**Type:** Mixed-use; residential and retail

**Developer:** The Wolff Company & 901 Fremont, LLC

**Size:** 231 apartments and 5 live-work units;  
15,000 sq. ft. of retail

**Status:** Expected to be completed fall 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$25.6 million

**Website:** [fremont9.com](http://fremont9.com)

**City of Las Vegas Investment:** N/A

**Description:** A mixed-use, multifamily residential project that will consist of five stories, 231 market-rate apartments and five live-work units. It will also offer 15,000 square feet of retail. This is a joint project of the Downtown Project and an Arizona-based apartment investment firm called The Wolff Company.



Rendering courtesy of the Fremont Street 901, LLC

## FRESENIUS KIDNEY CARE



Photo by June Johns



Rendering courtesy of Lake Mead MLK, LLC

**Address:** 1865 N. Martin L. King Blvd.

**Type:** Dialysis medical facility

**Developer:** Lake Mead MLK, LLC

**Size:** 15,000 sq. ft.

**Status:** Anticipate opening in the fall of 2017

**Construction Jobs Generated:** 34

**Permanent Jobs Generated:** 19

**Total Project Cost:** \$6.3 million

**City Investment:** Land parcel sale

**Website:** [freseniuskidneycare.com](http://freseniuskidneycare.com)

**Description:** This will be the tenth location in Nevada operated by Fresenius Kidney Care, a division of Fresenius Medical Care North America, which provides dialysis treatment and services at more than 2,200 facilities nationwide. Fresenius Kidney Care provides not only personalized care, but education and lifestyle support services as well.



# GERBY INVESTMENTS

**Address:** 1007 - 1009 S. Main St.

**Type:** Retail

**Developer:** Gerby Investments I, LLC

**Size:** 3,000 sq. ft.

**Status:** Completed renovations in 2016

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 1

**Total Project Cost:** \$50,000

**City Investment:** Supplied Visual Improvement Program matching grant funds totaling \$25,000

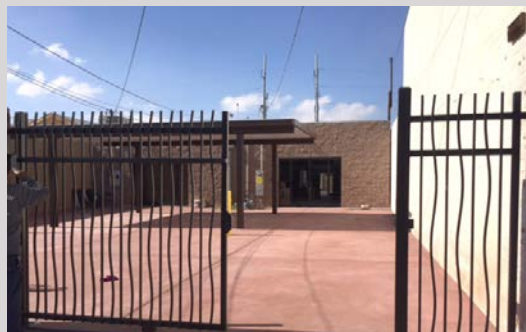
**Website:** N/A

**Description:** Conversion of vacant, dilapidated retail spaces located in the Arts District into galleries. Also constructed back entrance off of First Street, since business patronage was hindered by city's Main Street improvements next to complex's front entrance. Owner installed commercial-grade aluminum patio cover; modified the front Main Street entrance; replaced a chain link fence with an iron gate in back; and removed asphalt in the yard area, replacing it with colored concrete and exposed aggregate.



Before

Photos courtesy of Gerby Investments



After

# HIGHLAND INDUSTRIAL PARK

Before



Photos courtesy of Highland Industrial Park

After



**Address:** 2901 S. Highland Drive

**Type:** Industrial warehouse

**Developer:** Highland Industrial Park, LLC

**Size:** 15,429 sq. ft.

**Status:** Anticipate completing refurbishments in June 2017

**Construction Jobs Generated:** 60

**Permanent Jobs Generated:** 20 (retained)

**Total Project Cost:** \$63,000

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Improvements to this warehouse facility included converting the corrugated metal exterior into stucco plastered finish, visually enhancing the concrete exterior, painting, new gutters, adding LED lights, converted exterior columns and new benches.

# HOP, LLC

**Address:** 2901 S. Highland Drive

**Type:** Commercial building

**Developer:** HOP, LLC

**Size:** 17,000 sq. ft.

**Status:** Completed refurbishments in May 2017

**Construction Jobs Generated:** 15

**Permanent Jobs Generated:** 45

**Total Project Cost:** \$900,000

**City Investment:** \$25,000 in Visual Improvement Program matching grant funds

**Website:** N/A

**Description:** Renovation of a dilapidated, vacant building for use as an office and retail center. Exterior courtyards and patios, along with a new building façade, landscaping and other improvements dramatically enhanced the visual appearance.



Before

Photos by June Johns



After

## HUNTRIDGE SHOPPING CENTER REDEVELOPMENT



Photo by June Johns

**Address:** Maryland Parkway & Charleston Boulevard

**Type:** Shopping center

**Developer:** J Dapper

**Size:** 62,000 sq. ft.

**Status:** Currently leasing

**Construction Jobs Generated:** 40

**Permanent Jobs Generated:** 35

**Total Project Cost:** \$5.2 million

**City Investment:** N/A

**Website:** N/A

**Description:** A local developer revitalized this formerly dilapidated shopping complex. Work included demolishing the old Farm Basket building, adding security, landscape maintenance and improvements, roof repairs and new signage. Current tenants of the shopping center include Huntridge Tavern, discount grocer Save-A-Lot, Savers thrift store, Huntridge Pharmacy & Soda Fountain and Wingstop, a national chain restaurant serving chicken wings.



# LAS VEGAS MEDICAL DISTRICT

**Address:** Located between I-15 and Rancho Drive near Charleston Boulevard.

**Type:** Area devoted to health care industries/services

**Developer:** City of Las Vegas and Business & Education Stakeholders

**Size:** Expanding from current 200 acres to 1 mile

**Status:** Planning stages

**Construction Jobs Generated:** TBD

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Estimated to be \$3 billion

**City of Las Vegas Investment:** Research, planning, implementation and possible incentives

**Website:** [lasvegasmedicaldistrict.com](http://lasvegasmedicaldistrict.com)

**Description:** Business and government leaders have begun working on a plan to expand downtown's Las Vegas Medical District from its current 200 acres to at least 680 acres. While currently offering the largest concentration of health-care services in the Las Vegas valley, an expanded district would allow for additional medical-related opportunities. Areas for planned expansion include the Charleston Boulevard corridor to Valley View Boulevard, along Martin L. King Boulevard and in Symphony Park. The centerpiece of this expanded district will be the 260,000-square-foot UNLV School of Medicine, which will include an educational building and library. The school's first medical students began classes in the summer of 2017.



Rendering courtesy of UNLV School of Medicine

# LAS VEGAS SCHOOL UNIFORMS



**Address:** Historic Westside School  
350 W. Washington Ave.

**Type:** Retail

**Developer:** Rainbow Dreams, LLC

**Size:** 798 sq. ft.

**Status:** August 2017 opening

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 3

**Total Project Cost:** \$50,000

**City Investment:** Tenant at Historic Westside School, which city extensively renovated.

**Website:** [lasvegasuniforms.com](http://lasvegasuniforms.com)

**Description:** The new business provides lower-cost, customized uniforms to schools, businesses, churches and athletic teams, as well as printed T-shirts, backpacks and more. The owner of the business is also the founder and CEO of a private school called Rainbow Dreams Academy.

# LUCKY DRAGON CASINO & HOTEL

**Address:** 300 W. Sahara Ave.

**Type:** Boutique hotel & casino

**Developer:** Andrew Fonfa

**Size:** 362,000 sq. ft.

**Status:** Opened Dec. 3, 2016

**Construction Jobs Generated:** 250

**Permanent Jobs Generated:** 800

**Total Project Cost:** \$115 million

**City Investment:** N/A

**Website:** [luckydragonlv.com](http://luckydragonlv.com)

**Description:** This Asian-themed casino and boutique hotel is located on 25 acres on Sahara Avenue just north of the Las Vegas Strip.



Photo courtesy of Lucky Dragon

# MILLENNIAL ESPORTS



Photo courtesy of PR Insiders

**Address:** Neonopolis, Third floor

**Type:** Sports entertainment

**Developer:** Millennial Esports

**Size:** 15,000 sq. ft.

**Status:** March 3, 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** Unavailable

**City Investment:** Assisted with finding location

**Website:** [programingleague.com](http://programingleague.com)

**Description:** Billed as Las Vegas' first permanent Esports studio and arena, this facility can seat up to 500 people. It is available for tournaments and special events 24 hours per day, 365 days per year.



# MOUNTAINVIEW HOSPITAL

**Address:** 2880 N. Tenaya Way

**Type:** Medical building addition

**Developer:** Hospital Corporation of America

**Size:** 80,000 sq. ft., 4 floors

**Status:** Completed in May 2017

**Construction Jobs Generated:** 44

**Permanent Jobs Generated:** TBD

**Total Project Cost:** \$28.5 million

**City Investment:** Sold them land

**Website:** [mountainview-hospital.com](http://mountainview-hospital.com)

**Description:** Half of the building will be occupied by MountainView Hospital, with the balance of square footage leased as physicians' offices.



Photo by June Johns

# NEON MUSEUM EXPANSION



Rendering courtesy of Neon Museum

**Address:** 770 Las Vegas Blvd. North

**Type:** Museum

**Developer:** Neon Museum

**Size:** .27 acres

**Status:** Completion anticipated in late 2017

**Construction Jobs Generated:** 10

**Permanent Jobs Generated:** 10

**Total Project Cost:** \$500,000

**City Investment:** \$425,000 grant

**Website:** [neonmuseum.org](http://neonmuseum.org)

**Description:** Neon Museum purchased additional land adjacent to the existing Neon Boneyard and La Concha visitor's center thanks in part to a grant from the city of Las Vegas. Once construction is complete, the new outdoor exhibit area and events center will host a variety of private events and public programs. In addition, the newly expanded Neon Museum space will house 30 vintage signs not currently on view.

# PALACE STATION REMODEL

**Address:** 2411 W. Sahara Ave.

**Type:** Hotel-casino

**Developer:** Station Casinos

**Size:** See under "Description"

**Status:** Began remodel in October 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$4.7 million

**City Investment:** N/A

**Website:** [palacestation.sclv.com](http://palacestation.sclv.com)



**Description:** Major upgrades and additions will be made to this 32-year-old resort. The current railroad theme is being replaced with a more contemporary design. Plans involve three stages. Phase one, begun in October 2016, provides a new porte-cochère and a 9,099-square-foot bingo hall added to the outside of the casino floor near the Sahara Avenue entrance.

Phase two will involve demolishing part of the existing courtyard hotel rooms. Then, inside a new two-story addition will be added a 14, 446-square-foot buffet, two new restaurants with a combined total of slightly over 11,000 square feet, a boutique cinema, a small bowling alley and a rooftop/terrace bar. Once the necessary utilities are in place, phase 3 construction will include a 606-room tower and the relocation of two existing restaurants, along with the addition of a third one.

## (THE) PARK

Before



Photos courtesy of Oaktree Capital Series 3, LLC

After



**Address:** 420 S. Maryland Parkway

**Type:** Live/work units

**Developer:** Oaktree Capital Series 3, LLC

**Size:** 3,200 sq. ft., 7 units

**Status:** Anticipate completing renovation in late 2016

**Construction Jobs Generated:** 20

**Permanent Jobs Generated:** 11

**Total Project Cost:** \$323,000

**City Investment:** \$25,000 in Visual Improvement Program matching funds

**Website:** N/A

**Description:** Major rehabilitation of a run-down, vandalized apartment complex built in 1954. Converted into live/work units designed to attract entrepreneurs such as consultants and high-tech workers to downtown Las Vegas. Office space for each unit is approximately 240 square feet, with living space at about 200 square feet. Refurbishments included use of energy-efficient green technology.

## PHI GAMING

**Address:** 1001 S. Main St.

**Type:** High-tech gaming services company

**Developer:** Phi Gaming

**Size:** 5000 sq. ft.

**Status:** Opened in summer 2017

**Construction Jobs Generated:** 4

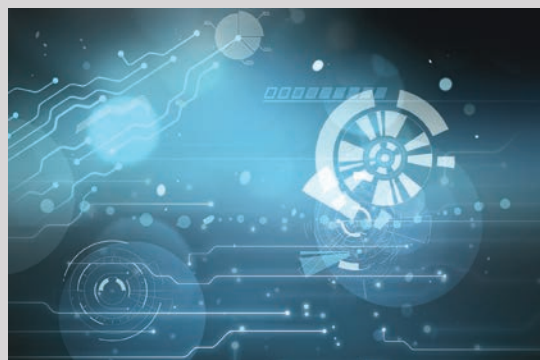
**Permanent Jobs Generated:** 5

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** [tryphi.com](http://tryphi.com)

**Description:** Technology company located in downtown Las Vegas that specializes in serving the gaming industry.



## POST-ACUTE MEDICAL REHABILITATION HOSPITAL



**Address:** 6166 N. Durango Drive

**Type:** Mixed-use development

**Developer:** Post-Acute Medical

**Size:** 24+ acres

**Status:** Groundbreaking held in October 2016. Estimated completion date: Quarter IV, 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 200

**Total Project Cost:** \$11.4 million

**City Investment:** N/A

**Website:** [postacutemedical.com](http://postacutemedical.com)

**Description:** The newest addition to the Centennial Hills Center, this commercial mixed-use development offers medical and professional offices for sale or lease. The build-to-suit facility is the first in Nevada for Post Acute Medical, a specialty hospital company based in Pennsylvania. The company provides specialty care, as well as physical, occupational and speech rehabilitation services in 31 hospitals throughout the U.S.



## (THE) PROMENADE AT JUHL

**Address:** 353 E. Bonneville Ave.

**Type:** Retail additions

**Developer:** Northcap Commercial (managing)

**Size:** 20,000 sq. ft.

**Status:** Officially opened Nov. 17, 2016

**Construction Jobs Generated:** Varied

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Varied

**City Investment:** N/A

**Website:** [juhlv.com](http://juhlv.com)

**Description:** Ground-floor retail operations have been added to this 344-residential-unit complex, which spans an entire city block. Currently open: Greens & Proteins cafe, Le Pho restaurant, Classic Jewel cocktail lounge, home furnishings and designer A/V Boutique & Downtown Décor, jewelry and gift boutique JAECl, art gallery and supplies store Galerie Mischre8, and The Corner Market.



Photo by June Johns

## REBAR



Photo by June Johns

**Address:** 1225 S. Main St.

**Type:** Tavern

**Developer:** Main Street Las Vegas, LLC

**Size:** 1,775 sq. ft. and 647 sq. ft. of outdoor seating

**Status:** Official grand opening held in October 2016

**Construction Jobs Generated:** 12

**Permanent Jobs Generated:** 6

**Total Project Cost:** \$163,000

**City Investment:** \$25,000 in grant money through the Downtown Business Assistance Program

**Website:** [facebook.com/rebarlv](https://facebook.com/rebarlv)

**Description:** In order to convert this establishment into a modern trendy bar, the owners implemented numerous improvements including additions of new ADA restrooms, a new ventilation system, installation of a grease interceptor and electrical upgrades. Owners promote this establishment as a combination Arts District wine bar, gastropub and antiques store. Renovated the space formerly occupied by a vintage clothing shop.

## RED

**Address:** 512 Fremont St.

**Type:** Nightclub & sports bar

**Developer:** Rod & Bruce Perdew

**Size:** 6,500 sq. ft.

**Status:** Opened in September 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 20

**Total Project Cost:** Unavailable

**City Investment:** N/A

**Website:** [facebook.com/rebarlv](https://facebook.com/rebarlv)

**Description:** Operation features a sports bar by day and a nightclub during the evenings featuring varied theme nights. Planning to remodel in 2017 offering a multiroom venue. Occupying the space that formerly housed Insert Coin(s), which closed in July 2015 after operating for four years.



Photo by Larry Burton

## REDFLINT INNOVATION CENTER



Photo courtesy of University of Phoenix

**Address:** 300 S. Fourth St., Ste. 1

**Type:** Business assistance & education center

**Developer:** University of Phoenix

**Size:** 11,000 sq. ft.

**Status:** Official opening on Oct. 13, 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 3

**Total Project Cost:** \$450,000

**City Investment:** N/A

**Website:** [phoenix.edu/redflint.html](http://phoenix.edu/redflint.html)

**Description:** Sponsored by the University of Phoenix, the Redflint Innovation Center occupies the ground-floor at the Bank of America building. The facility is named Redflint, since the emphasis of this downtown center will be to “spark” business innovation, startups and acceleration. Offerings include business incubator assistance for budding companies, rental work space, business mentoring and guidance, and workshops and seminars.

## RMCM LAW FIRM

**Address:** 700 S. Third St.

**Type:** Personal-injury law firm

**Developer:** Rogers, Mastrangelo, Carvalho & Mitchell

**Size:** 15,429 sq. ft.

**Status:** Completed in spring 2017

**Construction Jobs Generated:** 60

**Permanent Jobs Generated:** 20 (retained)

**Total Project Cost:** \$1.7 million

**City Investment:** \$25,000 in matching Visual Improvement Program grant funds

**Website:** [rmcmlaw.com](http://rmcmlaw.com)

**Description:** Underwent major renovation and reconstruction of existing law firm property. Originally served as a house built in 1939, the structure was converted into law offices during the 1970s.



Photo by June Johns

## STARBUCKS



Rendering courtesy of Starbucks

**Address:** 122 E. Clark Ave.

**Type:** Mixed-use residential

**Developer:** SMBL

**Size:** 2,500 sq. ft.

**Status:** Opening fall 2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$900,000

**City Investment:** N/A

**Website:** [Starbucks.com](http://Starbucks.com)

**Description:** Sit-down and drive-through facility located kitty-corner from Las Vegas City Hall. The building was constructed with a mid-century modern touch and includes a pedestrian plaza.



# STATE SUPREME & APPELLATE COURTHOUSES

**Address:** 408 E. Clark Ave.

**Type:** Courthouse complex

**Developer:** EBH Companies

**Size:** 26,100 sq. ft., two stories

**Status:** Official grand opening held on March 27, 2017

**Construction Jobs Generated:** 110

**Permanent Jobs Generated:** 35

**Total Project Cost:** \$13+ million

**City Investment:** Obtained \$10 million in gap funding through a federal program called New Markets Tax Credits

**Website:** [nvcourts.gov/supreme](http://nvcourts.gov/supreme)

**Description:** This is the first permanent home for the Nevada Appellate Court; its establishment was approved by the state's voters in 2014. This court was created to reduce the caseload of the Supreme Court and provide faster resolutions. The state Supreme Court relocated some staff from Carson City to Las Vegas, providing this court with a larger presence in Clark County. This courthouse also incorporates the offices and chambers of the justices and judges of the Supreme and Appellate courts, as well as their attorneys and staff.



Photo by June Johns

## SUTHERLAND GLOBAL SERVICES



Photo by June Johns

**Address:** 8725 W. Sahara Ave.

**Type:** Regional headquarters for business-process outsourcing and technology management services

**Developer:** Sutherland Global

**Size:** 150,000 sq. ft.

**Status:** Opened in January 2016

**Construction Jobs Generated:** N/A

**Permanent Jobs Generated:** 1,500

**Total Project Cost:** \$317,250

**City Investment:** N/A

**Website:** [sutherlandglobal.com](http://sutherlandglobal.com)

**Description:** High-tech support center for companies in multiple business sectors. Sutherland has more than 30,000 employees worldwide, with 12 U.S. offices as well as locations in China, Mexico and Great Britain, among other countries. The company selected Las Vegas over other locations including Houston, Detroit, Phoenix, Oklahoma City and Boise. The company received \$300,000 in tax abatements from the Governor's Office of Economic Development.

# TECH IMPACT OPPORTUNITY CENTER

**Address:** Historic Westside School  
330 & 350 W. Washington Ave.

**Type:** Nonprofit corporation

**Developer:** Tech Impact

**Size:** 2,570 sq. ft.

**Status:** Opened in September 2016

**Construction Jobs Generated:** 1

**Permanent Jobs Generated:** 5 (2 new jobs and 3 retained jobs relocated from Clark County)

**Total Project Cost:** \$190,000

**City Investment:** Renovation of Historic Westside school, allowing for a portion to be office and retail space

**Website:** [techimpact.org](http://techimpact.org)

**Description:** Provides job skills training for urban youths.



Photo courtesy of Tech Impact

# THREE STAR AUTO BODY AND PAINT



**Address:** 401 W. Bonanza Road

**Type:** Auto body repair & paint

**Developer:** 3 Star Auto Body & Paint

**Size:** 24,000 square feet of vacant land

**Status:** Completed mid-2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** 4 new (11 retained)

**Total Project Cost:** \$120,000

**City Investment:** Land sold at market rate. In addition, provided seller financing for 80 percent of the purchase price (\$96,000) at market rate terms (9 percent annual interest for 7 years).

**Website:** N/A

**Description:** Sale of vacant land to an existing auto body repair business to provide additional off-street parking for vehicles awaiting repair. With more parking area available for these vehicles, 3 Star entered into new contracts to repair large commercial vehicles, thereby facilitating business retention, expansion and job creation.

# TIVOLI VILLAGE EXPANSION

**Address:** 330-360 S. Rampart Blvd.

**Type:** Retail/restaurant/office

**Developer:** IDB Group & EHB Companies

**Size:** 300,000 sq. ft.

**Status:** Opened October 2016

**Construction Jobs Generated:** 325,000 hours (not broken down by jobs)

**Permanent Jobs Generated:** TBD

**Total Project Cost:** Unavailable

**City Investment:** NA

**Website:** [tivolivillage.lv.com](http://tivolivillage.lv.com)

**Description:** Additional 300,000 square feet of retail added to the open-air, Mediterranean-themed Tivoli Village complex located in northwest section of Las Vegas valley. Tenants in this new section include a four-level, 70,000-square-foot Restoration Hardware store called RH Las Vegas, The Gallery at Tivoli Village and Canter's Deli.



Photo by June Johns

# TUMERIC – THE FLAVORS OF INDIA



Photo by June Johns

**Addresses:** 700 Fremont St.

**Type:** Restaurant

**Developer:** Rajesh Patel

**Size:** 6,900 sq. ft., 2 stories

**Status:** Opened late 2016

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$1.6 million

**City Investment:** N/A

**Website:** [tumericflavorsofindia.com](http://tumericflavorsofindia.com)

**Description:** Located immediately across the street from Container Park, this restaurant is on the ground level, while the open-air bar/nightclub called Kama is located on the second floor. The Patel family also owns the 54-room City Center Motel, located behind the restaurant. They also operate other Indian restaurants in the Las Vegas valley.



## VENICE

**Address:** 197 E. California Ave.

**Type:** Office & retail complex

**Developer:** Tradewinds

**Size:** 18,400 sq. ft., 3 stories

**Status:** Completed mid-2017

**Construction Jobs Generated:** Unavailable

**Permanent Jobs Generated:** Unavailable

**Total Project Cost:** \$12 million

**City Investment:** N/A

**Website:** N/A

**Description:** The first floor of this two-level complex includes 5,000-square-feet of retail. The second floor is devoted to office space.



## VESTA COFFEE ROASTERS



**Address:** 1114 S. Casino Center Blvd. #1

**Type:** Coffee roaster and cafe

**Developer:** Vesta, LLC

**Size:** 2,169 sq. ft.

**Status:** Opened December 2016

**Construction Jobs Generated:** 15

**Permanent Jobs Generated:** 8

**Total Project Cost:** \$260,000

**City Investment:** \$25,000 through Downtown Business Assistance Program

**Website:** [vestacoffee.com](http://vestacoffee.com)

**Description:** Renovated building located in the Arts District in order to house a new artisanal coffee roasting facility and café. Specialty coffee and food served. Interior, exterior and code-compliance improvements were made throughout.

# VISIONS OF GREATNESS CENTER

**Address:** 1001 N. Bruce St.

**Type:** Service center

**Developer:** Blind Center of Nevada

**Size:** 36,000 sq. ft.

**Status:** Projected to open in December 2017

**Construction Jobs Generated:** 136

**Permanent Jobs Generated:** 13.5

**Total Project Cost:** \$9.1 million

**City Investment:** Obtained federally funded gap financing called New Markets Tax Credits

**Website:** [blindcenter.org](http://blindcenter.org)

**Description:** The state's only full-service center for the blind and visually impaired opening a new center in downtown Las Vegas.



Photo by June Johns

Before



Rendering courtesy of Blind Center

After



Rendering courtesy of SMBL



Rendering courtesy of the Fremont Street 901, LLC



Photo courtesy of University of Phoenix



## ABOUT THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY

The Redevelopment Agency (RDA) was created in 1986 to revitalize downtown Las Vegas and the surrounding aging commercial districts. The RDA works with developers, property owners and the community to recruit businesses, create new jobs, eliminate blight and diversify our economy.

Funding for the RDA is obtained exclusively from new property tax revenue generated through higher property values and new construction within the city's two Redevelopment Areas. This is called tax increment.

The city of Las Vegas currently has two designated redevelopment areas. Redevelopment Area 1 encompasses 3,948 acres. The area roughly includes the greater downtown Las Vegas area east of Interstate 15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors. Redevelopment Area 2 encompasses almost 1,050 acres covering Sahara Avenue from Interstate 15 to Decatur Boulevard, Charleston Boulevard from Rancho Drive to Rainbow Boulevard and Decatur Boulevard from Sahara Avenue to U.S. 95.

Although the RDA is legally a separate entity from the city of Las Vegas, city council members sit on its board and approve projects, contracts and incentive programs. The RDA provides assistance programs for companies located within the Redevelopment Areas including New Markets Tax Credits, the Visual Improvement Program, Tax Increment Financing and the Retail Downtown Las Vegas assistance program.



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[www.lasvegasnevada.gov/EUD](http://www.lasvegasnevada.gov/EUD)

Las Vegas City Council: Mayor Carolyn G. Goodman

Mayor Pro Tem Lois Tarkanian, Ward 1

Councilman Ricki Y. Barlow, Ward 5

Councilman Stavros S. Anthony, Ward 4

Councilman Bob Coffin, Ward 3

Councilman Steven G. Seroka, Ward 2

Councilwoman Michele Fiore, Ward 6

City Manager: Scott Adams

Deputy City Manager: Orlando Sanchez

Chief Operations and Development Officer: Jorge Cervantes

Chief Financial Officer: Gary Ameling

Chief Community Services Officer: Karen Duddleston

Executive Director of Community Development: Tom Perrigo

